LEGEND

- STONE WALL
- EDGE OF WETLAND
- GROUNDWATER PROTECTION ZONE
- FLOOD PLAIN DISTRICT ZONE LINE
- WATERWAY
- BROOK
- PROPOSED DRAINLINE & CATCHBASIN
- DRAIN MANHOLE
- FLARED END OUTLET
- SEWER LINE & MANHOLE
- WATER LINE W/ HYDRANT & GATE VALVE
- FIRE ALARM CALL BOX

LAND USE SUMMARY (PHASES I & II)

1. TOTAL SITE AREA = 69.12 AC.
2. TOTAL USABLE OPEN SPACE PARCELS A, B, C, D, E-1, F, G., Z = 22.32 AC. ± (32.3 %)
3. TOTAL AREA FOR ROADS = 7.77 AC.± (11.2 %)
4. BUSINESS USE AREA LOTS A, G-1, H-1, PARCEL H = 5.33 AC.± (7.7 %)
5. RESIDENTIAL LAND = 33.69 AC.± (48.7%)

FLOOR AREA ANALYSIS

DEVELOPABLE SITE AREA
(TOTAL) - (ROADS, EASEMENTS & WETLANDS / FLOOD PLAIN)
(69.12) - (7.77 + 0.54 + 9.09 ±) = 51.72 AC.±

FLOOR AREA

TYPICAL RESIDENTIAL HOUSE
2600 S.F., 2 STORY WITH FULL BASEMENT & 2 CAR ATTACHED GARAGE
NET FLOOR AREA = 3000 S.F./EACH
TOTAL RESIDENTIAL FLOOR AREA NET = 3000 x 77 = 231,000 S.F. (95.3%)

TOTAL COMMERCIAL/BUSINESS/INDUSTRIAL
14,048 S.F. GROSS x .90 = 11,502 S.F. (4.7%)

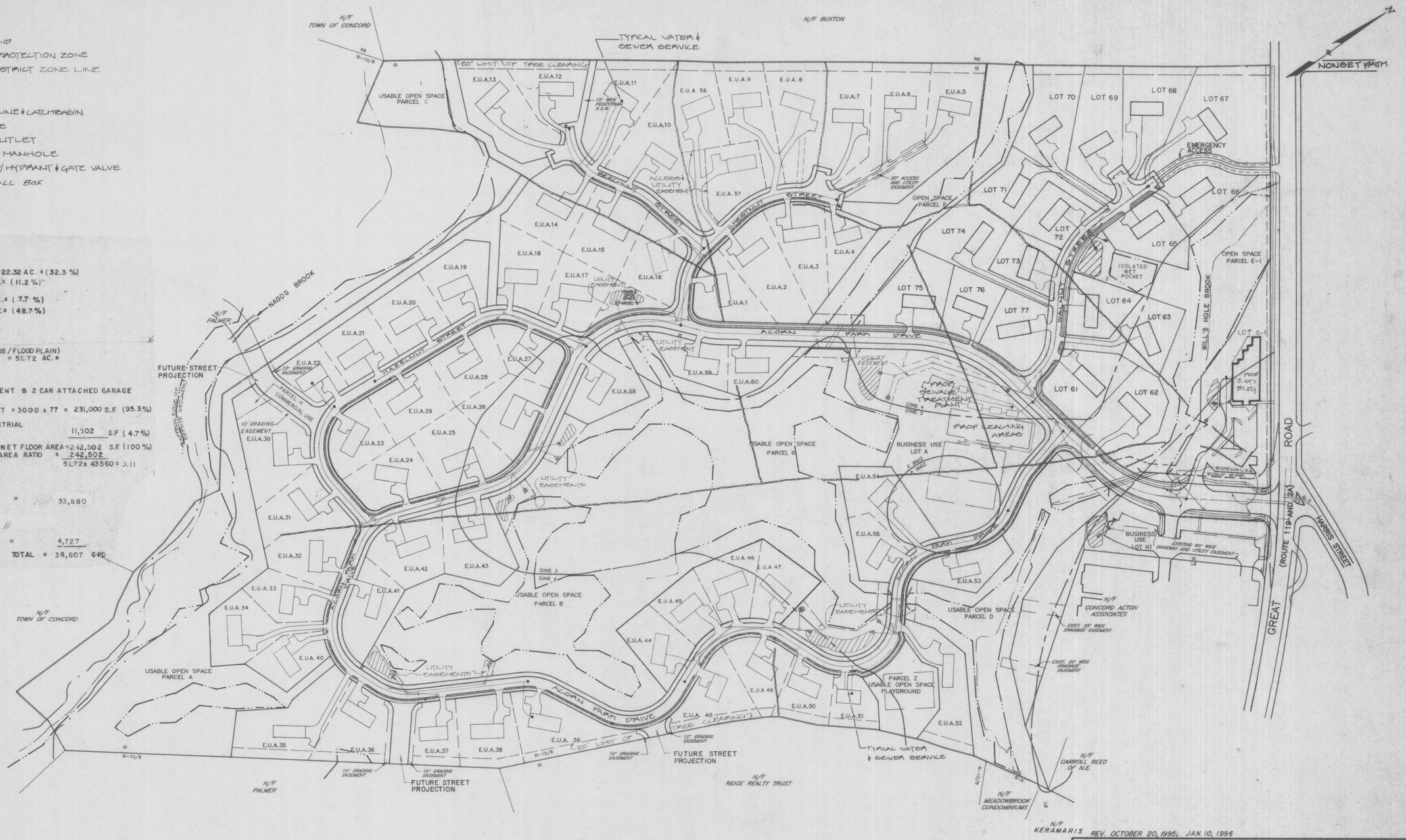
TOTAL NET FLOOR AREA = 242,502 S.F. (100 %)
FLOOR AREA RATIO = 242,502 / 51.72 x 43560 = 0.11

SEWAGE DISPOSAL

RESIDENTIAL 4 BEDROOM HOMES
77 x 4 x 110 GAL./BEDROOM/DAY = 33,880

COMMERCIAL/ BUSINESS AREA
120 SEAT RESTUARANT PLUS
7,024 S.F. OFFICE SPACE
(120 x 35) + (7,024 x 75/100) = 4,727

TOTAL = 38,607 GPD



REV. OCTOBER 20, 1995; JAN. 10, 1996

APPROVED BY:
ACTON PLANNING BOARD

Bland Bath

February 13, 1996
DATE

I, CLERK OF THE TOWN OF ACTON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE ACTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECIEPT AND RECORDING OF SAID NOTICE.

DATE

TOWN CLERK

ACORN PARK
PHASE II
ACTON, MASS.

MASTER PLAN

FOR: ACORN PARK REALTY TRUST
SCALE: 1"=100' DATE: MAY 18, 1995

STAMSKI AND McNARY, INC.
80 HARRIS STREET — ACTON, MASS.
ENGINEERING — PLANNING — SURVEYING

0 50 100 200 300 400 FEET

SM -1243 SHEET 2 OF 10

COMMONWEALTH OF MASSACHUSETTS WILLIAM McNARY No. 30753 REGISTERED PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS ERNEST M. STAMSKI No. 27401 REGISTERED PROFESSIONAL ENGINEER